

JURISDICTION AUTHORITY

CITY OF PORT ST LUCIE PLANNING AND ZONING / BUILDING DEPARTMENT
121 SW PORT ST LUCIE BLVE
PORT ST LUCIE , FLORIDA 34984
BRUCE TESTIN
772-871-5132

ADOPTED CODES

BUILDING CODE: 2020 FLORIDA BUILDING CODE - 7TH EDITION
FIRE CODE: 2020 FLORIDA FIRE PREVENTION CODE - 7TH EDITION
ELECTRICAL: NEC 2014 EDITION, NFPA 70, ELECTRICAL
PLUMBING: 2020 FLORIDA BUILDING CODE, PLUMBING - 7TH EDITION
MECHANICAL: 2020 FLORIDA BUILDING CODE, MECHANICAL - 7TH EDITION
GAS: IFGC 2009, GAS
ENERGY: 2020 FLORIDA BUILDING CODE, ENERGY CONSERVATION - 7TH EDITION
ACCESSIBILITY: 2020 FLORIDA BUILDING CODE, ACCESSIBILITY - 7TH EDITION

NEW BUILDING AND CONSTRUCTION DATA

OCCUPANCY CLASSIFICATION: GROUP M - MERCANTILE
CONSTRUCTION TYPE: TYPE V-B, NON-SPRINKLERED
(FBC TABLE 602)
MAX HEIGHT AND AREA ALLOWABLE: HEIGHT = 40'-0" TOTAL AREA = 9,000 SQ FT
(FBC TABLE 503)
ACTUAL HEIGHT AND AREA: HEIGHT = EXISTING TOTAL AREA = EXISTING

ABBREVIATIONS

ABV ABOVE
AFF ABOVE FINISHED FLOOR
A/C AIR CONDITIONING
ARCH ARCHITECT(URAL)
@ AT

BLK BLOCK(ING)
BOT BOTTOM
BLDG BUILDING

CLG CEILING
C CENTER LINE
CIRC CIRCUIT
CLR CLEAR
COL COLUMN
CONC CONCRETE
CMU CONCRETE MASONRY UNIT
CONST CONSTRUCTION
CONT CONTINUOUS
CTR COUNTER

DTL DETAIL
DIA DIAMETER
DIM DIMENSION
DN DOWN
DWG DRAWING

EA EACH
ELEV ELEVATION
EQ EQUAL
EQPT EQUIPMENT
EXIST EXISTING
EXP EXPOSED
EXT EXTERIOR
EIFS EXTERIOR INUL. FINISH SYSTEM

FT(') FEET, FOOT
FIN FINISHED
FL FLOOR(ING)
FD FLOOR DRAIN
FLUR FLOURESCENT
F.R. FIRE RATED
F.E. FIRE EXTINGUISHER

GWB GYPSUM WALL BOARD

HDW HARDWARE
HDWD HARDWOOD
HVAC HEATING, VENTILATION / AIR
CONDITIONING
HM HOLLOW METAL

IN(") INCH
ID INSIDE DIAMETER
INSUL INSULATION
INT INTERIOR

LL LANDLORD

MANUF MANUFACTURE(R)
MFG MANUFACTURE(R)
MECH MECHANICAL
MISC MISCELLANEOUS
M.R. MOISTURE RESISTANT
MULL MULLION

NIC NOT IN CONTRACT
NTS NOT TO SCALE
NUM NUMBER

OFF OFFICE
OC ON CENTER(S)
OPNG OPENING
OPH OPPOSITE HAND
OD OUTSIDE DIAMETER

PNT PAINT(ED)
PLAM PLASTIC LAMINATE
PLWD PLYWOOD
POL POLISHED
PROJ PROJECT
P PLATE

RE REFERENCE
REF REFRIGERATOR
REM REMOVED(D)ABLE
REQ'D REQUIRED
REV REVISION(S) REVISED
RM ROOM
RO ROUGH OPENING
RD ROUND

SCH SCHEDULE
SEC SECTION
SHT SHEET
SIM SIMILAR
SC SOLID CORE
SPEC SPECIFICATION(S)
SS STAINLESS STEEL
STO STORAGE
STRUCT STRUCTURAL
SUSP SUSPENDED

TEL TELEPHONE
TYP TYPICAL
THRU THROUGH

VCT VINYL COMPOSITION TILE
VEST VESTIBULE

W/ WITH
W/O WITHOUT
WD WOOD
WDB WOOD BASE

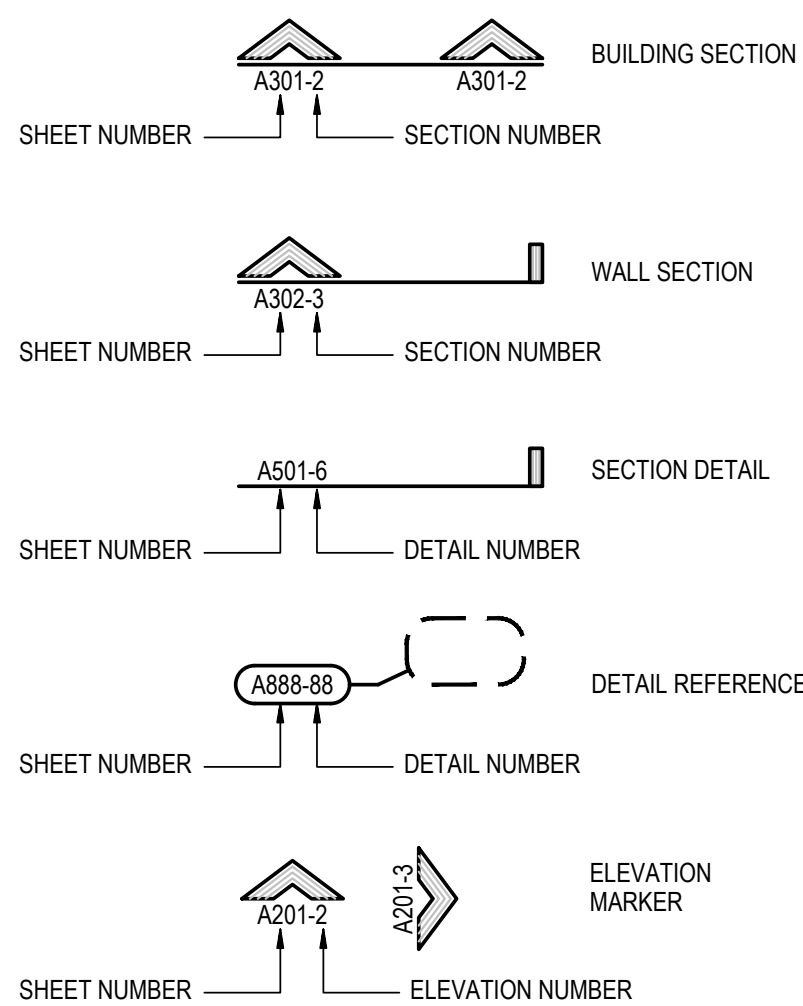
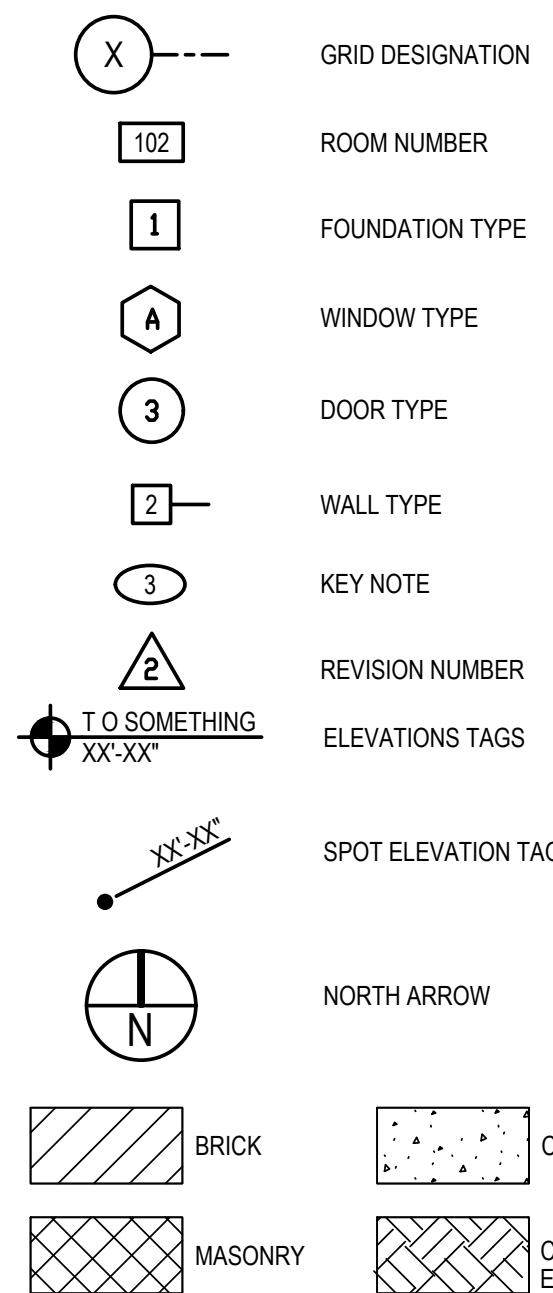
GENERAL CONTRACTOR:

AMERITECH FACILITY SERVICES, LLC.
4100 SILVER STAR RD #A
ORLANDO, FL 32808
ATTN: MR. LAWRENCE NETTI
PHONE: 321-235-0440

ARCHITECT:

LIS
2572 WEST STATE ROAD #426
SUITE 2064
OVIEDO, FL 32765
ATTN: H. DANIEL HUTTER RA
PHONE: 321-244-0402

DRAWING SYMBOLS



DESIGN PARAMETERS

APPLICABLE CODES:

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METHOD OF DESIGN:
DESIGNED PURSUANT TO 2017 FLORIDA BUILDING CODE,
SECTION 1623, AND ASCE 7-10

BASIC WIND SPEED:
159 MPH (ULTIMATE DESIGN) = 136 MPH (NOMINAL DESIGN)

RISK CATEGORY:
0.77 (BUILDING CATEGORY I)
1.00 (BUILDING CATEGORY II)
1.15 (BUILDING CATEGORY III)
1.15 (BUILDING CATEGORY IV)

SURFACE ROUGHNESS:
B C D

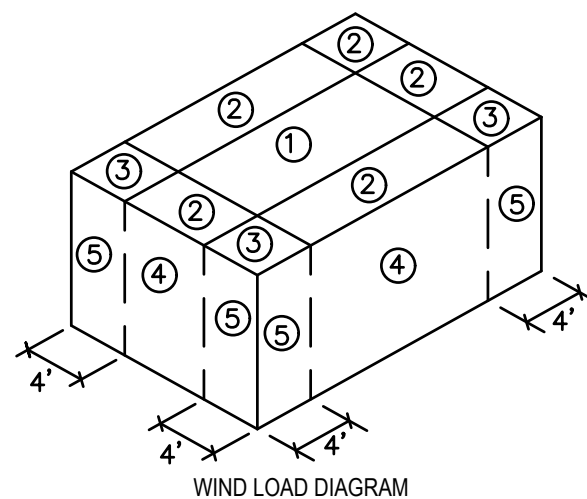
EXPOSURE CATEGORY:
B C D

BUILDING CONSTRUCTION TYPE:
TYPE I-A TYPE II-B TYPE IV
TYPE I-B TYPE III-A TYPE V-A
TYPE II-A TYPE III-B TYPE V-B

WINDBORNE DEBRIS REGION:

NO
YES
IMPACT RESISTANT GLAZING
IMPACT RESISTANT COVERING
COMBINATION OF IMPACT RESISTANT GLAZING & COVERING

INTERNAL PRESSURE COEFFICIENTS:
0.00 (OPEN)
+0.18, -0.18 (ENCLOSED)
+0.55, -0.55 (PARTIALLY ENCLOSED)



COMPONENTS AND CLADDING PRESSURES:
ZONE 1: +24.0 / -68.2
ZONE 2: +24.0 / -59.9
ZONE 3: +28.4 / -155.9
ZONE 4: +55.6 / -61.9
ZONE 5: +63.5 / -77.5

TEXAS ROADHOUSE
210 NW PEACOCK BLVD,
PORT SAINT LUCIE, FLORIDA 34986
MODIFIED OUTDOOR WAITING AREA / FRONT ENTRY



DRAWING LIST

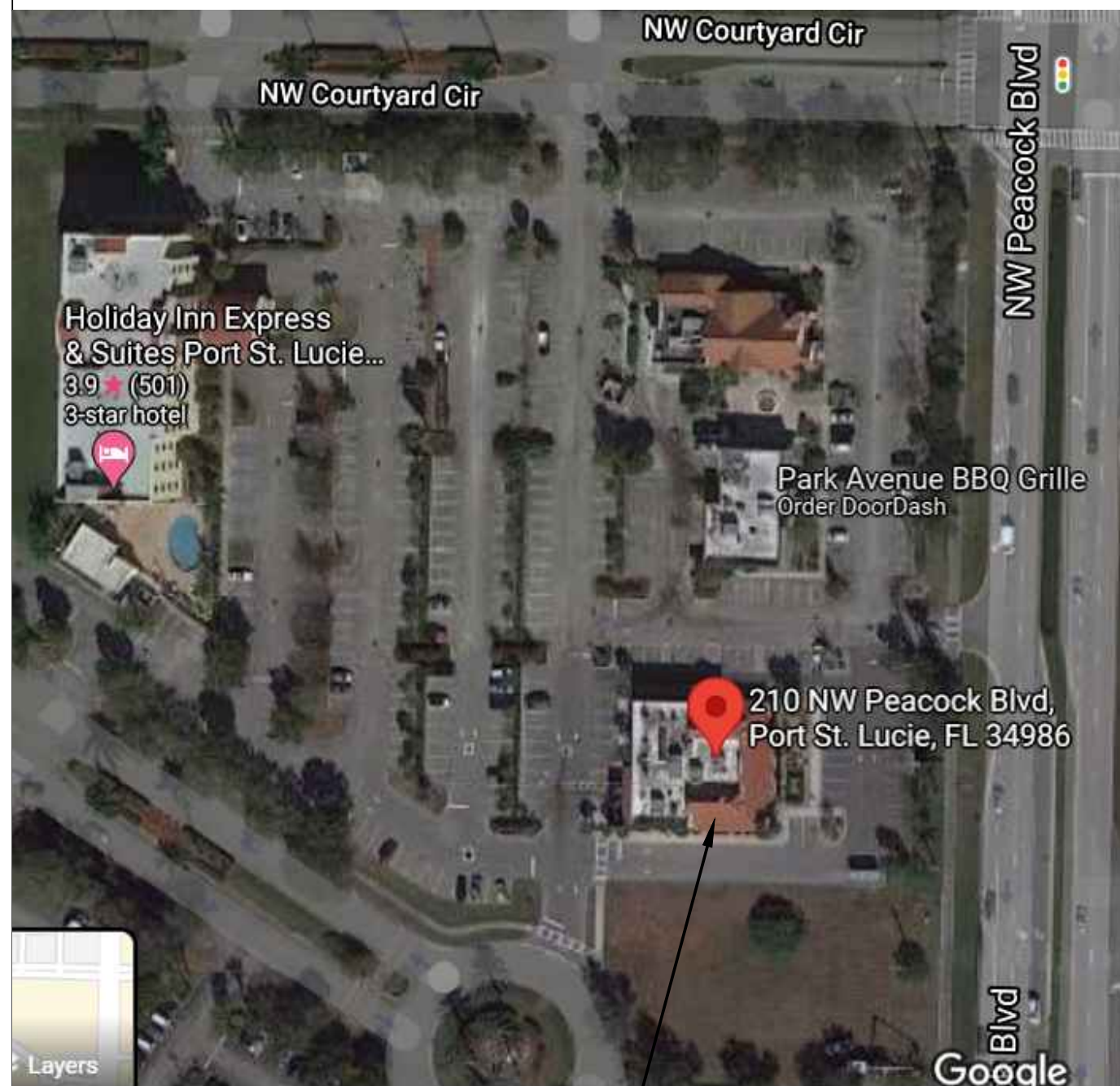
GENERAL:

T1 TITLE SHEET

ARCHITECTURAL:

A1 PARTIAL EXISTING AND NEW FLOOR PLAN
LAYOUT AND EXTERIOR ELEVATIONS

VICINITY MAP



PROJECT LOCATION

EXISTING BUILDING AND CONSTRUCTION DATA

2020 FLORIDA EXISTING BUILDING CODE INFORMATION: ALTERATIONS, LEVEL 2. THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR INSTALLATION OF ANY ADDITIONAL EQUIPMENT. EXCLUDING AREAS IN WHICH THE WORK IS EXCLUSIVELY PLUMBING, MECHANICAL OR ELECTRICAL WORK. THE WORK SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7 FOR LEVEL 1 ALTERATIONS AS WELL AS PROVISIONS OF CHAPTER 8.

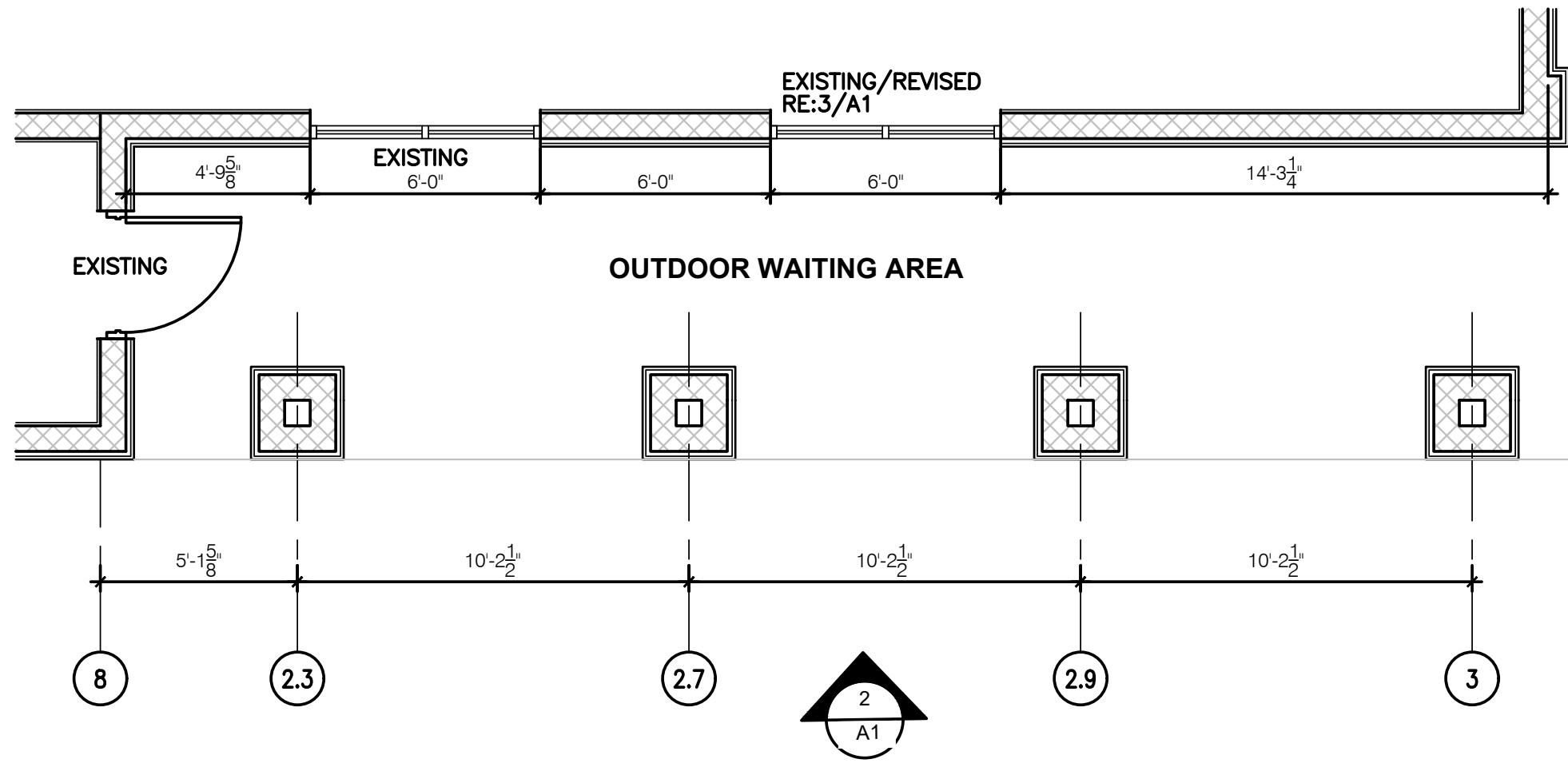
GENERAL NOTES

- ALL WORK WILL COMPLY WITH LOCAL, STATE, AND NATIONAL CODES RELATED TO THIS PROJECT.
- THE WRITTEN DIMENSIONS PREVAIL ON THE CONSTRUCTION DOCUMENTS. DO NOT SCALE THESE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF ANY DISCREPANCY OCCURS, THE CONTRACTOR IS REQUIRED TO NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY WORK AFFECTED BY THE DISCREPANCY.
- CONTRACTORS TO SECURE ALL PERMITS AND REQUIRED INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- CONTRACTORS ARE TO PROVIDE ALL TEMPORARY UTILITIES AND INFRASTRUCTURE REQUIRED TO PERFORM THE WORK, INCLUDING FIRE PROTECTION AS REQUIRED DURING CONSTRUCTION.
- EACH CONTRACTOR AND SUBCONTRACTOR IS EXPECTED TO REVIEW ALL CONTRACT DOCUMENTS AND SITE CONDITIONS PRIOR TO ISSUED BID. CHANGE ORDERS WILL NOT BE APPROVED FOR FAILURE TO DO SO.
- PRODUCTS SPECIFIED OR OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS SHALL NOT BE SUBSTITUTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.
- THIS CONTRACTOR SHALL COORDINATE ALL TRADES REQUIRED TO COMPLETE THIS PROJECT AS REQUIRED TO ACTIVATE THE USE OF THE FACILITY AS PLANNED.
- THE CONTRACTOR SHALL HAVE INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT AND APPLIANCES ON SITE AT TIME OF INSPECTION.
- ALL PENETRATIONS THAT OCCUR WHERE FIRE RATINGS ARE REQUIRED SHALL BE APPROPRIATELY SEALED WITH FIRE STOP SEALANT TO MAINTAIN THE INTEGRITY OF THE WALL TO THE COMPLETE REQUIREMENTS OF THE UNDERWRITER'S LABORATORY OR GYPSUM ASSOCIATION ASSEMBLY IDENTIFIED.
- ALL STEEL PENETRATIONS THAT OCCUR WHERE FIRE RATINGS ARE REQUIRED SHALL BE APPROPRIATELY SEALED WITH FIRE STOP SEALANT TO MAINTAIN THE INTEGRITY OF THE WALL TO THE COMPLETE REQUIREMENTS OF THE UNDERWRITER'S LABORATORY OR GYPSUM ASSOCIATION ASSEMBLY IDENTIFIED.
- WHERE WALLS ARE INDICATED TO BE EXTENDED FROM FLOOR TO ROOF DECK WHERE FIRE RATINGS ARE REQUIRED SHALL BE APPROPRIATELY SEALED WITH FIRE STOP SEALANT TO MAINTAIN THE INTEGRITY OF THE WALL TO THE COMPLETE REQUIREMENTS OF THE UNDERWRITER'S LABORATORY OR GYPSUM ASSOCIATION ASSEMBLY IDENTIFIED.
- ALL DIMENSIONS ARE TO FACE OR CENTERLINE IF STUD, FACE OF MASONRY AND CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED.

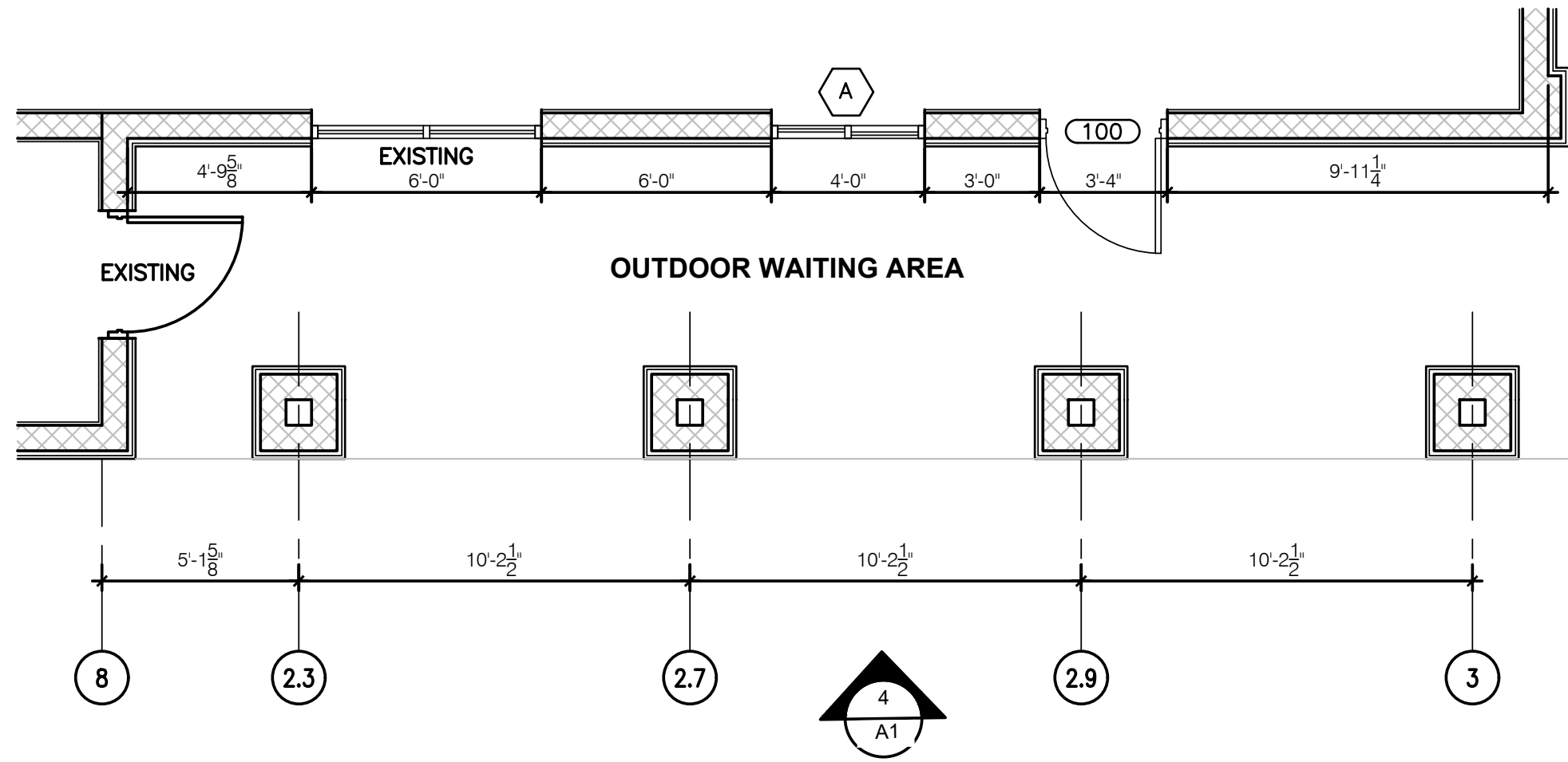
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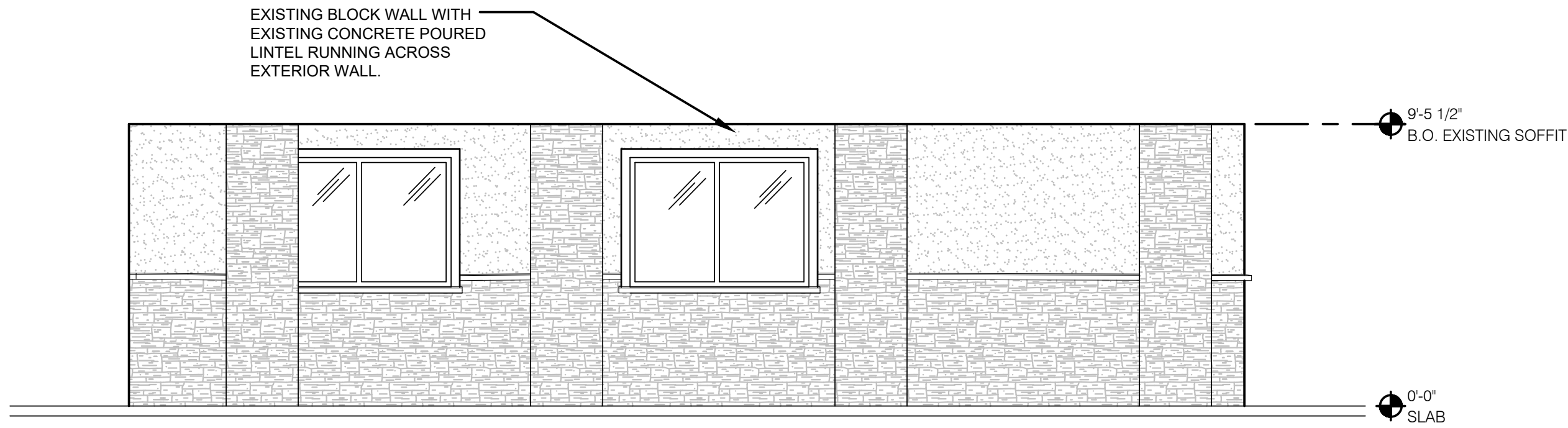
SEAL
HAROLD DANIEL HUTTER III
FLORIDA LIC. AR98913
RELEASE
DATE
PROJECT NO.
2021-108
ISSUE DATE
08/18/2021
DRAWN
CGA
CHECKED
HDH
SHEET NO.
T1



PARTIAL EXISTING FLOOR PLAN 1/4" = 1'-0" 1

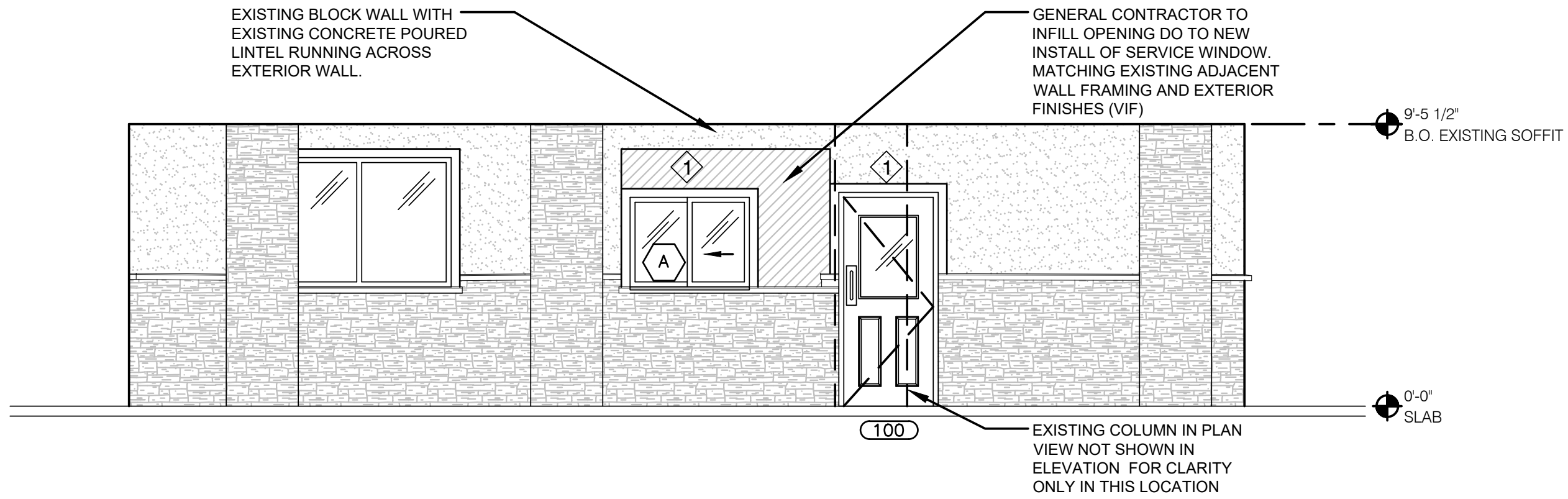


PARTIAL NEW REVISED FLOOR PLAN 1/4" = 1'-0" 3



NOTE: ELEVATIONS DRAWN AS VIEWED FROM EXTERIOR OF BUILDING.

PARTIAL EXISTING EXTERIOR ELEVATION 1/4" = 1'-0" 2

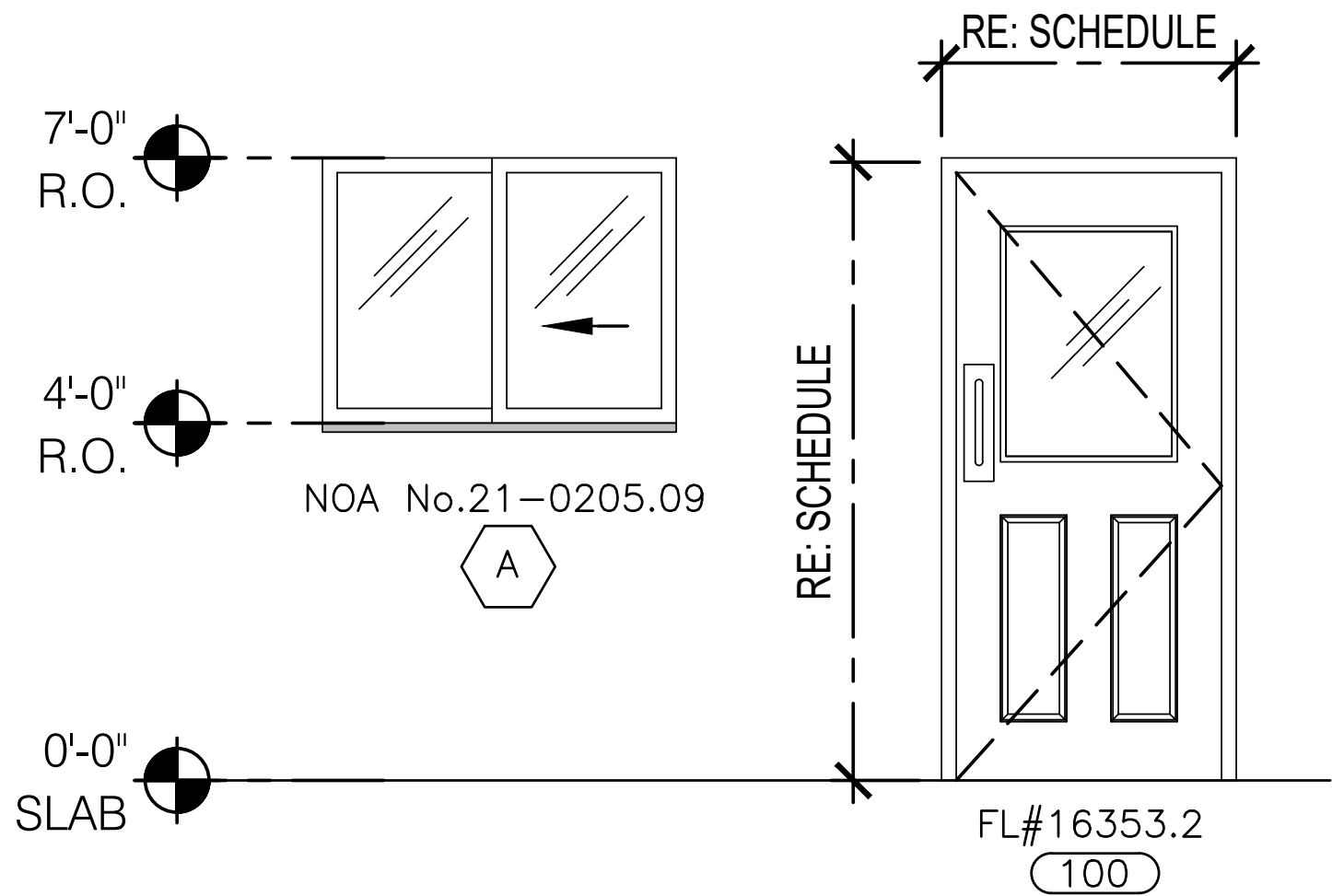


PARTIAL NEW REVISED EXTERIOR ELEVATION 1/4" = 1'-0" 4

DOOR SCHEDULE						
NO.	SIZE			DOOR HARDWARE	REMARKS	MARK
	W	H	T			
100	3'-0"	6'-8"	1 3/4"	ALL DOOR HARDWARE IS EXISTING VERIFY IN FIELD	CECO MADERA SMOOTH GRAIN (SG) WOOD GRAIN STEEL DOOR MODEL #E603 FLORIDA PRODUCT APPROVAL FL#16353.2	1

WINDOW SCHEDULE						
NO.	SIZE			REMARKS	MARK	REMARKS
	W	H	T			
A	4'-0"	3'-0"	1 3/4"	QUIKSERVE CORP. COMMERCIAL HORIZONTAL SLIDING ALUMINUM PASS-THRU WINDOW. NOA No.21-0205.09 EXP DATE MARCH 25, 2024	1	EXISTING CONCRETE POURED LINTEL

DOOR & WINDOW SCHEDULES 1/4" = 1'-0" 6



DOOR & WINDOW TYPES 1/2" = 1'-0" 5